

Tuesday, July 12, 2022 - 2:41:57 PM



MR. & MRS. DORSEY HOME ADDITION

14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797

ABBREVIATIONS:

A.B.	- anchor bolt	DISP	- disposal	J.T.	- joint	SPF	- spruce pine fur
AC	- air conditioner	DN	- down	K.D.	- kiln dried	STL	- steel
A.D.S.	- advanced drainage system	D.S.	- downspout	L.C.	- laundry chute	STN	- stain
AFF	- above finish floor	D/W	- dishwasher	L.T.	- laundry tray	SYP	- southern yellow pine
A.H.U.	- air handling unit	D.W.	- drywall	LT	- light	SW	- switch
A.P.	- access panel	EA	- each	M.C.	- medicine cabinet	T.	- tempered
A.S.F.	- above sub-floor	ELEV.	- elevation	MET..MTL	- metal	T.B.	- towel bar
ALT.	- alternate	EXIST.	- existing	MIL	- millimeter	T&B	- top and bottom
ALUM. AL	- aluminum	E.W.	- each way	M.O.	- rough masonry opening	T&G	- tongue and groove
BD	- board	F.C.	- fire code	MSRY. MAS	- masonry	T.P.H.	- toilet paper holder
B.I.	- built-in	F.D.	- french door	N.I.C.	- not in contract	T.T.	- treatment tank
BIT.	- bituminous	F.F.	- first floor	O.C.	- on center	TYP	- typical
BM	- beam	F.G.	- fiberglass	O.S.B.	- oriented strand board	U.N.O.	- unless otherwise noted
BRG	- bearing	FIX	- fixture	O.H.	- overhang	V.I.F.	- verify in field
BRL	- building restriction line	F.P.	- fireplace	PL	- plate	W	- washer
B.S.	- back splash or blue stone	FTG	- footing	P.L.	- plastic laminate	W.	- with
BSMT	- basement	FURN	- furnace	PLYWD	- plywood	WO	- without
CEM	- cement	G.I.	- galvanized iron	PNL	- panel	WD	- wood
CLG	- ceiling	GL	- glass	POLY	- polyethylene	W.I.C.	- walk-in closet
CMU	- concrete masonry unit	GR	- grade, ground	P.T.	- pressure treated/pressure tank	W.O.	- wall oven
C.O.	- clean out	GYP	- gypsum	PTD	- painted	WP	- waterproof
COL	- column	H.C.	- hollow core	P.V.C.	- poly vinyl chloride	WWF	- welded wire fabric
CONC.	- concrete	H.B.	- hose bib	R	- riser	V.B.	- vapor barrier
CPT	- carpet	HDR	- framing header	RAG	- return air grille	Y.P.	- yellow pine
CRAIG	- ceiling return air grille	HMT	- hydro message tub	REF	- refrigerator		
CRS	- course	H.P.	- heat pump	R.I.	- rough-in		
CT	- coat (of finish material)	HTR	- heater	R.O.	- rough opening		
C.T.	- ceramic tile	HWH	- hot water heater	R&S	- rod and shelf		
g	- diameter, round	I.A.W.	- in accordance with	RS	- rough sawn		
D	- dryer	INSUL	- insulation	S.C.	- solid core		
DF	- douglas fir	INV.	- invert	SHT	- sheet		

SCOPE OF WORK

ADDITION OF SLEEPING QUARTER AND LIVING SPACE
OF TWO STORY ON CRAWL SPACE, CONSISTS OF:
2 BEDROOM,
1 OFFICE,
2 BATHROOMS,
LIVING AND BREAKFAST AREAS AND
WET-BAR / KITCHENETTE.

SITE:

LOCATION:
14700 CARRIAGE MILL RD.
WOODBINE, MD 21797

LEGAL DESCRIPTION:
ACCOUNT ID: 04-358260
TAX MAP: 0008
GRID: 0016
PARCEL : 0158
LOT: 1137 A

USE AND OCCUPANCY: R, SFD

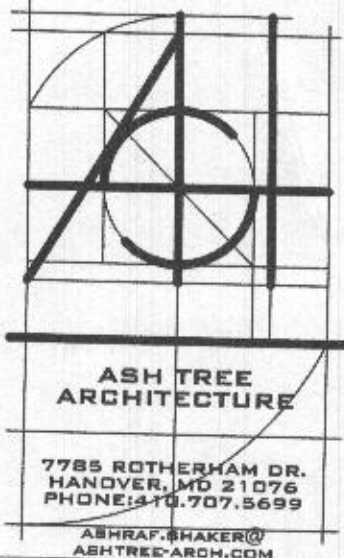
CONSTRUCTION TYPE: VB- UNPROTECTED

SITE AREA: 1.3700 AC

BUILDING CODES

BUILDING CODES:

- 2021 International Residential Code w/ CB71 IBC IRC
- 2021 International Energy Conservation Code



Professional Certification:
I certify that these documents were prepared
or approved by me, and I am a duly licensed
architect under the laws of the State of
Maryland. License number 16061, expiration
date 01/06/2024.

NOTE DATE DESC.

DESIGN CODE REQUIREMENTS:

Building classification

Use and Occupancy classification: R-1, residential.
Type of construction: VB, combustible, unprotected.

Design live loads:

Roof	40 psf
Attic (No Storage)	40 psf
Floors	40 psf
decks	40 psf
Garage slab	50 psf
Wind speed (3 sec. gust method)	115 mph
Soil bearing capacity (Assumed)	1500 psf

USE	LIVE LOAD
Attics without storage	10
Attics with limited storage	20
Habitable attics and attics served with fixed stairs	30
Balconies (exterior) and deckse	40
Fire escapes	40
Guardrails and handrails	200
Guardrail in-fill components	50
Passenger vehicle garages	50
Rooms other than sleeping room	40
Sleeping rooms	30
Stairs	40

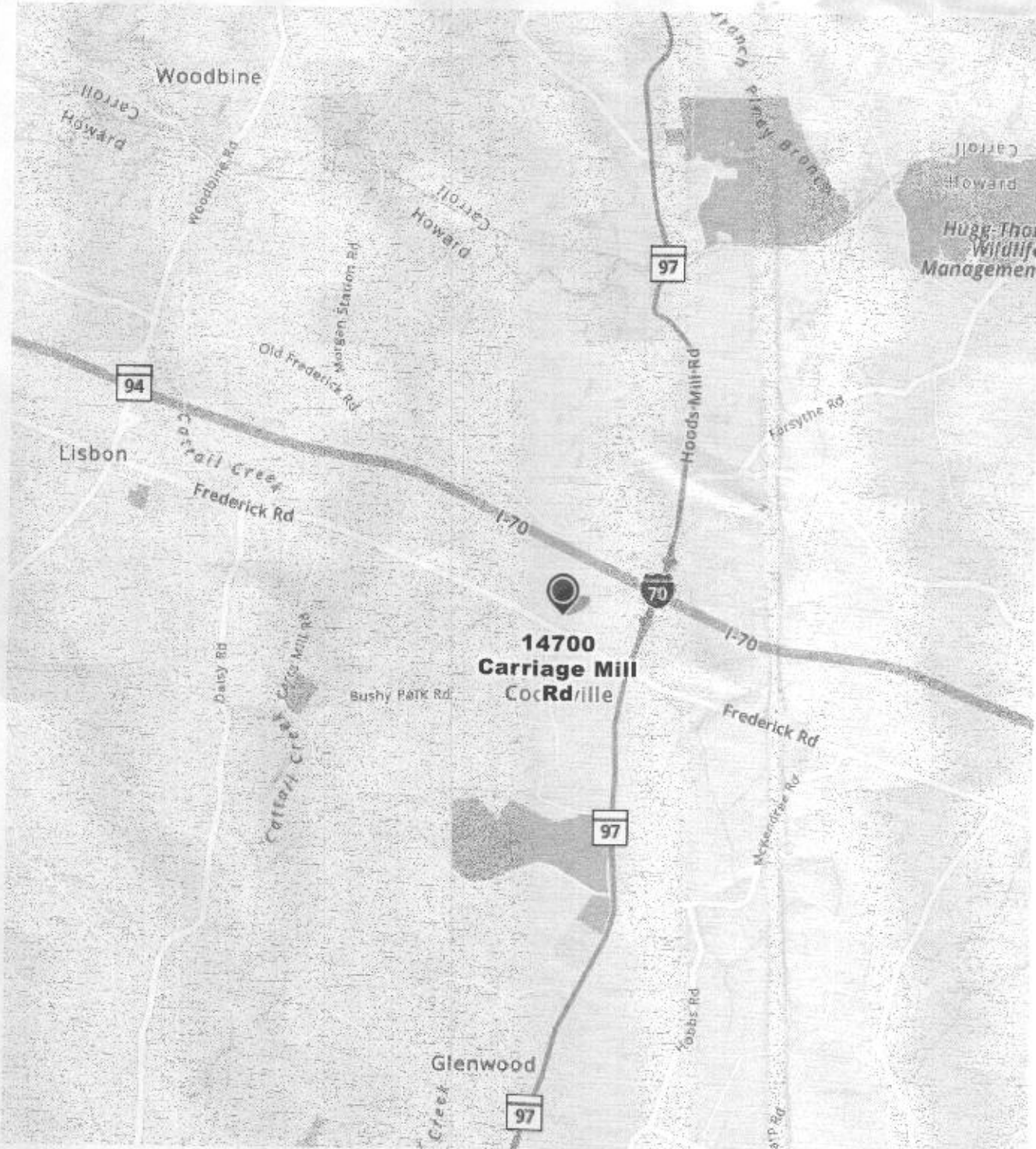
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (mph)	TOPOGRAPHIC EFFECT		WEATHERING	FROST LINE DEPTH	TERMITE					
40 LB	115	NO	A	SEVERE	30"	MOD-HEAVY	20°F	YES	NO	1500	55°F

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U- FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4 except Marine	0.30	0.55	0.40	49	20 OR 13+10	8/13	19	10/13	10, 4 FT	10/13

VICINITY MAP



GENERAL NOTES:

1. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE CONTRACT DOCUMENTS WITHOUT WRITTEN CONSENT OF ARCHITECT.
2. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, CONFLICTS IN LOCATION OF NEW CONSTRUCTION, OR OMISSIONS IN DRAWINGS AND/OR JOB CONDITIONS PRIOR TO CONTINUING WORK IN THE AREA.
3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL NOT SCALE DRAWINGS AND SHALL VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH PROCUREMENT OF MATERIALS REQUIRED TO BE ACCURATELY FITTED TO THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL MEASUREMENTS AND FOR THE PRECISE FITTING OF THE WORK. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE.
5. ALL DIMENSIONS, NOTES, FINISHES, AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS, OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL OR OPPOSITE HAND PLANS, SECTIONS OR DETAILS.
6. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA PRIOR TO START OF WORK AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ANY CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE WORK IS BEING PERFORMED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
7. NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
8. THE RULES AND REGULATIONS OF OSHA SHALL BE ADHERED TO FOR THE PROJECT.
9. THE GENERAL CONTRACTOR IS TO COORDINATE THE STAGING AREA WITH THE OWNER AND CONFINE STORAGE, STAGING, AND OTHER ACTIVITIES WITHIN THESE LIMITS IN ADDITION TO THE CONSTRUCTION AREA.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF THE CONTRACT DOCUMENTS AND OF THE VARIOUS TRADES UNDER THE CONTRACT, INCLUDING COORDINATION OF ALL ASSOCIATED SUB-CONTRACTORS AND WITH THE OWNERS TO ASSURE EXPEDITIOUS COMPLETION OF THE WORK AND THE MINIMIZATION OF DOWN TIME.
11. IN THE EVENT CERTAIN FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
12. ALL MANUFACTURER'S AND FABRICATOR'S PRINTED INSTALLATION AND HANDLING INSTRUCTIONS MUST BE STRICTLY OBSERVED.
13. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF INTERIOR COMPONENTS DURING CONSTRUCTION.
14. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SALVAGED ITEMS DURING CONSTRUCTION.
15. CONTRACTOR IS TO VERIFY DIMENSIONS OF ALL COMPONENTS BEFORE ORDERING OR INSTALLATION MAY OCCUR.

DRAWINGS INDEX	
LABEL	TITLE
A-1	COVER SHEET - CODES - NOTES
A-2	NOTES AND SPECIFICATIONS
A-3	FLOOR PLANS & KITCHEN ELEVATIONS
A-4	ELEVATIONS - WALL TYPES
A-5	ELEVATIONS & BUILDING SECTION
A-6	FOUNDATIONS, FLOOR & ROOF FRAMING PLANS
A-7	WIND BRACING FLOOR PLANS
E-1	POWER & LIGHTING FLOOR PLANS

PROJECT

MR. & MRS. DORSEY
HOME ADDITION

CLIENT/OWNER

JOB NUMBER: 14-05
ISSUE DATE: 7/12/2022

DRAWING NUMBER

A-1

(1 OF 8 SHEETS)

MR. & MRS. DORSEY
HOME ADDITION
14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797
COVER SHEET - CODES - NOTES

AS A MINIMUM, ALL WORK MUST CONFORM TO THE 2015 EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE, UNIFORM PLUMBING CODE, UNIFORM MECHANICAL CODE, UNIFORM FIRE CODE AND THE NATIONAL ELECTRICAL CODE, AS WELL AS THEIR ADDENDA AND REFERENCED STANDARDS.

EMERGENCY ESCAPE WINDOWS:
EVERY SLEEPING ROOM TO BE PROVIDED WITH AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE, WHICH OPENS DIRECTLY TO STREET, PUBLIC OR YARD, OR EXIT CORRIDOR. THE UNITS SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. ALL ESCAPE/RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. ESCAPE/RESCUE WINDOWS SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

GARAGE SEPARATION
ATTACHED GARAGE SHALL BE PROVIDED WITH 5/8" TYPE-X G.W.B. AT SEPARATION WALLS AND CEILING. SEPARATION DOORS SHALL BE SOLID CORE AND SELF-CLOSING WITH TWO SPRING HINGES. SEE DRAWINGS.

FIRE BLOCKING AND DRAFT STOPS
FIRE BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN TOP STORY AND A ROOF OR ATTIC SPACE.
PROVIDE AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. PROVIDE AT CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS. PROVIDE AT OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

DRAINAGE:
FINISH GRADE TO SLOPE AWAY FROM STRUCTURES AT A MINIMUM OF 2% TOWARD APPROVED DRAINAGE FACILITIES. DOWN-SPOUT DRAIN-PIPES TO BE PROVIDED, SLOPED TO DAYLIGHT.

FOUNDATION VENTILATION
CRAWL SPACE SHALL BE PROVIDED WITH A MIN. NET FREE VENTILATING AREA NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. ALL OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.

MOISTURE RESISTANT:
G.W.B. (GREENBOARD) SHALL BE PROVIDED ON WALLS AT BATHROOMS, LAUNDRY ROOMS, KITCHENS AND AREAS SUBJECT TO MOISTURE. MOISTURE-RESISTANT GWB SHALL NOT BE USED OVER A VAPOR RETARDER, IN AREAS SUBJECT TO HIGH HUMIDITY (SUCH AS SAUNAS), OR ON CEILINGS WHERE FRAME SPACING EXCEEDS 12" ON CENTER.

TYPICAL AT ALL SHOWERS AND TUB+SHOWER WALLS:
A SMOOTH, HARD, NON-ABSORBENT SURFACE (E.G. CERAMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT SUCH AS TILE BACKER BOARD, TO A HEIGHT OF 72 IN. ABOVE DRAIN INLET. SHOWERS AND TUBS WITH SHOWERS REQUIRE TILE OR OTHER APPROVED SURFACE WITH WATERPROOF BACKING 6 FT. ABOVE THE FLOOR LINE. A CURTAIN ROD OR OTHER APPROVED ENCLOSURE SHALL BE PROVIDED.

FOUNDATION WALLS TO EXTEND AT LEAST 8 INCHES ABOVE THE FINISHED GRADE.

FOUNDATION PLATES / SILLS SHALL BE PRESSURE TREATED WOOD AND SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/4 INCH NOMINAL DIAMETER BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE AND SPACED NOT MORE THAN 6 FT. APART OR AS OTHERWISE NOTED. BOLTS TO BE LOCATED WITHIN 9 INCHES OF EACH END OF EACH SILL PIECE.

CONNECTORS FOR PRESSURE-TREATED OR FIRE-RETARDANT TREATED WOOD TO BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

DRYER SHALL BE VENTED THROUGH-ROOF OR WALL TO THE OUTSIDE AS PER MANUFACTURER'S RECOMMENDATIONS - PROVIDE BACK-DRAFT DAMPER (SCREEN NOT PERMITTED) WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2 FT. OR LESS THAN 6 IN. ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING THREADED.

WATER HEATERS TO BE STRAPPED TO THE BUILDING WITH AT LEAST TWO STRAPS. ONE STRAP WITHIN THE TOP THIRD AND THE OTHER STRAP WITHIN THE BOTTOM THIRD OF THE WATER HEATER. THE LOWER STRAP SHALL NOT BE WITHIN 4" OF THE CONTROLS.

APPLIANCES GENERATING A GLOW, SPARK, OR FLAME MUST BE AT LEAST 18 IN. ABOVE THE FLOOR IN A GARAGE

PROVIDE COMBUSTION AIR OPENINGS WITHIN 12 IN. OF FLOOR AND CEILING FOR GAS BURNING EQUIPMENT.

PROVIDE COMBUSTION AIR VENTS (WITH SCREEN AND BACK DAMPER AS REQUIRED) FOR ANY APPLIANCE WITH OPEN FLAME

ALL DISHWASHER WASTE LINES SHALL BE PROVIDED WITH AN APPROVED AIRGAP SEPARATION DEVICE.

STORAGE AREA UNDER STAIRWAY SHALL BE PROTECTED BY 1 HR. FIRE PROTECTION.
PROVIDE 5/8" TYPE-X G.W.B. ON THE ENCLOSED SIDE

1-3/8" SOLID CORE DOOR W/ SELF-CLOSING HINGES

SLIDING GLASS DOOR
TEMPERED SAFETY GLASS

ATTIC ACCESS
PROVIDE LIGHT WITH SWITCH AT ACCESS

ATTIC VENTILATION:
AREA / 300
PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.
PROVIDE GABLE VENTS ALL GABLE ENDS.
PROVIDE GALV. ROOF VENTS ON BACKSIDE OF ROOFLINE ABOVE CONDITIONED AREA.

CRAWL SPACE SHALL BE PROVIDED WITH A MIN. NET FREE VENTILATING AREA NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. ALL OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.

SCREENED VENT:
ATTIC SHALL BE PROVIDED WITH A MINIMUM NET FREE VENTILATING AREA NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. ALL OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION.

MINIMUM 90% COMPACTION AT GARAGE CONCRETE SLAB

FIREWALL CONTINUOUS TO UNDERSIDE OF ROOF DECK

LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES MUST HAVE LABEL STATING "SUITABLE FOR DAMP LOCATIONS"

PROVIDE LIGHTING WITH SWITCH AND SERVICE OUTLET AT CRAWL SPACE ACCESS

CLOTHES DRYERS AND COOKING UNITS TO HAVE CONDUCTOR WIRES WITH AN INSULATED NEUTRAL, AND A FOUR-PRONG OUTLET.

PROVIDE A DEDICATED 20 AMP CIRCUIT TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.

FLOOR LIGHTING IN COMPLIANCE WITH CEC REQUIREMENTS FOR A 40 LUMENS PER WATT EFFICIENCY LAMP SHALL BE PROVIDED AT BATHROOMS

FABRICATED WOOD TRUSSES

1. FABRICATE, SUPPLY AND ERECT WOOD TRUSSES AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. WORK TO INCLUDE ANCHORAGE, BLOCKING, CURBING, MISCELLANEOUS FRAMING AND BRACING.

2. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THESE SPECIFICATIONS AND WHERE ANY APPLICABLE DESIGN FEATURE IS NOT SPECIFIED HEREIN, DESIGN SHALL BE IN ACCORDANCE WITH APPLICATIONS OF LATEST EDITION OF NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS) OF THE AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA), AND DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1) OF THE TRUSS PLATE INSTITUTE (TPI), AND IBC 2012.

3. MANUFACTURER SHALL FURNISH DESIGN DRAWINGS BEARING SEAL AND REGISTRATION NUMBER OF A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND. DRAWINGS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO FABRICATION.

4. TRUSS DESIGN DRAWINGS SHALL INCLUDE AS MINIMUM INFORMATION:
A. SPAN, DEPTH OR SLOPE AND SPACING OF TRUSSES;
B. REQUIRED BEARING WIDTH;
C. DESIGN LOADS, AS APPLICABLE:
1. TOP CHORD LIVE LOAD;
2. TOP CHORD DEAD LOAD;
3. BOTTOM CHORD LIVE LOAD;
4. BOTTOM CHORD DEAD LOAD;
5. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION; AND
6. WIND AND SEISMIC CRITERIA;
D. ADJUSTMENT TO LUMBER AND PLATE DESIGN LOADS FOR CONDITION OF USE;
E. REACTIVE FORCES, THEIR POINTS OF OCCURRENCE AND DIRECTION;
F. PLATE TYPE, GAUGE, SIZE AND LOCATION OF PLATE AT EACH JOINT;
G. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER;
H. LOCATION OF ANY REQUIRED CONTINUOUS LATER BRACING;
I. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD;
J. MAXIMUM AXIAL COMPRESSIVE FORCES IN TRUSS MEMBERS;
K. LOCATION OF JOINTS;
L. CONNECTION REQUIREMENTS FOR:
1. TRUSS TO TRUSS GIRDERS;
2. TRUSS PLY TO PLY; AND
3. FIELD SPLICES.

5. LUMBER USED FOR TRUSS MEMBERS SHALL BE IN ACCORDANCE WITH PUBLISHED VALUES OF LUMBER RULES WRITING AGENCIES APPROVED BY THE BOARD OF REVIEW OF AMERICAN LUMBER STANDARDS COMMITTEE. LUMBER SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY THAT BOARD, AND SHALL BE AS SHOWN ON DESIGN DRAWINGS.

6. MOISTURE CONTENT OF LUMBER SHALL BE NO GREATER THAN 19 PERCENT AT TIME OF FABRICATION.

7. ADJUSTMENT OF VALUES FOR DURATION OF LOAD OR CONDITIONS OF USE SHALL BE IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS).

8. METAL CONNECTOR PLATES SHALL BE MANUFACTURED BY ITW BUILDING COMPONENTS GROUP INC. (ITW BCG) AND SHALL BE NOT LESS THAN .0356 INCHES IN THICKNESS (20 GAGE) AND SHALL MEET OR EXCEED ASTM A653 GRADE 37, AND SHALL BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A653. COATING DESIGNATION G60. DESIGN VALUES SHALL BE DETERMINED IN ACCORDANCE WITH ANSI/TPI 1.

9. TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY AND AT JOBSITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE BENDING.

10. TRUSSES SHALL BE UNLOADED ON SMOOTH GROUND TO AVOID LATERAL STRAIN. TRUSSES SHALL BE PROTECTED FROM DAMAGE THAT MIGHT RESULT FROM ON-SITE ACTIVITIES AND ENVIRONMENTAL CONDITIONS. PREVENT TOPPLING WHEN BANDING IS REMOVED.

11. HANDLE DURING INSTALLATION IN ACCORDANCE WITH LATEST VERSION OF BUILDING COMPONENT SAFETY INFORMATION (BCSI) 1) FROM TPI, AND ANSI/TPI 1. INSTALLATION SHALL BE CONSISTENT WITH GOOD WORKMANSHIP AND GOOD BUILDING PRACTICES AND SHALL BE RESPONSIBILITY OF TRUSS INSTALLER.

12. APPARENT DAMAGE TO TRUSSES, IF ANY, SHALL BE REPORTED TO MANUFACTURER PRIOR TO INSTALLATION.

13. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION. TRUSSES SHALL BE HELD IN CORRECT ALIGNMENT UNTIL SPECIFIED PERMANENT BRACING IS INSTALLED.

14. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED.

15. CONCENTRATED LOADS SHALL NOT BE PLACED ATOP TRUSSES UNTIL ALL SPECIFIED BRACING HAS BEEN INSTALLED, AND DECKING IS PERMANENTLY NAILED IN PLACE. SPECIFICALLY AVOID STACKING FULL BUNDLES OF DECKING OR OTHER HEAVY MATERIALS ONTO UNSHEATHED TRUSSES.

16. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STG TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.

17. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

GENERAL NOTES

- These specifications are to be implemented in conjunction with the architectural drawings. All items described herein shall be included in the construction contract. In the event of conflict between these specifications and the drawings, these specifications shall govern.
- Before submitting proposal. Carefully examine the construction documents, visit site and become fully informed concerning all conditions, laws, ordinances and regulations of jurisdictional bodies which may affect the work.
- All building permits shall be obtained by the owner prior to the commencement of construction. The costs for permits shall be the responsibility of the owner. The contractor shall obtain the secondary permits (electric, plumbing, mechanical, etc.).
- The building shall comply with the international residential code version that is current at time of Permit application, along with all additional codes and safety regulations pertaining to the state of Maryland and Howard County. The general contractor shall verify all code requirements prior to construction.
- The Contractor shall verify all dimensions and conditions in the field prior to construction. Any discrepancies should be brought to the attention of the architect and owner prior to construction and/or materials procurement.
- Typical dimensions are to face of masonry, rough opening or stud face, refer to plan details for dimensional offsets.
- Refer to larger scale drawings and/or details for more specific information.
- The contractor is responsible for creating selected materials in a timely fashion to limit conflicts of schedule. Proposed substitutions will be considered for quality and/or cost: not to accommodate the schedule without the approval of the owner/architect.

DIVISION 1 - GENERAL REQUIREMENTS

- SUMMARY OF WORK: The project consists of the remodeling of existing house and construction of addition with a partial basement as delineated and described in the attached drawings and specifications.
- The general contractor shall provide the owner with a list of final equipment, accessories, cut sheets and finishes once final selections have been made or approved by the owner. This should include and highlight all alternates or product substitutions proposed by the general contractor. Substitutions should be equal to products which are specified. The list shall be reviewed by and approved by the owner prior to the contractor's purchase of materials or equipment.
- Upon completion and before occupancy, the contractor shall submit to the owner all specifications, operation manuals, and maintenance requirements for all appliances and equipment installed in the residence.
- After completion of all work, the construction site shall be cleared of all excess materials, debris and trash. These are to be disposed and recycled in accordance with local laws and regulations. The contractor shall have all new finishes cleaned prior to occupancy by owner.

DIVISION 2 - SITE WORK

- All existing landscape features, such as trees, boulders, etc. that are to be retained shall be protected from damage.
- The contractor shall provide erosion protection; i.e.: hay bales or silt fencing, as required by the local jurisdiction in order to protect the site and adjacent properties. In addition, temporary gullys, leaders may be required to maintain drainage away from the constructed foundation.
- The general contractor shall provide rough grading with positive drainage (min. 1/4" / foot) away from the building foundation.
- Footings to bear on soil capable of safely sustaining a bearing pressure of 1,500 psf. A soils investigative report by a qualified geotechnical engineer shall be the responsibility of the owner. If desired or required. If, at the time of excavation, the soil suitability appears suspect, the contractor should notify the owner at which time the owner may elect to have the bearing capacity verified by a geotechnical engineer.
- Bottom of exterior footings shall be a minimum of 30" below grade. All new footings to bear on undisturbed soil.
- At exterior perimeter of footing (6" min below bottom of slab), provide and install 4" Perforated PVC foundation drain, wrapped in Geotextile fabric.
- Drain to daylight opening, away from the foundation or to sump pump location
- All work is to conform to county requirements.
- Not used.
- Install new 6 inch sewer line from house to connect to the existing sewer line at the lower end of the property.
- The general contractor is to re-spread topsoil on property and finish grade for owner's landscapers. All disturbed areas are to be raked, seeded and stabilized with straw.

DIVISION 3 - CONCRETE

- Comply with recommendations of ACI 301 "specifications for structural concrete for buildings", ACI 318 "building code requirements for reinforced concrete", and concrete reinforcing steel institute, "manual of standard practice".
- Reinforcing steel shall be A615, Grade 60 (60 ksi) deformed hi-bond and conform to the latest ASTM specifications.
- Welded wire fabric: (wwf) ASTM A- 185, 6x6- W1.4x W1.4.
- No concrete shall be poured when the temperature is 40 degrees F and falling. All concrete shall be cured in accordance with the latest specifications of the ACI applicable code.
- The contractor shall install control joints in all concrete slabs (maximum area of 225 S.F.) by using preformed metal keys, sawed joint with joint sealant. (1/8th" wide x 3/4" deep) or by using a dry screed pour with keyway.
- All concrete shall have a minimum compressive 21 day strength of 3000 psi, air entrainment 4% to 6% in all exposed concrete work.
- Provide, install and remove forms and temporary bracing in accordance with the aforementioned code.
- Typical concrete slabs shall be a minimum 4 inch, 3,000 psi concrete with wwf wire reinforcing and 4" gravel base. At all interior concrete slabs and crawl spaces install 6 mil polyethylene vapor barrier between concrete and crushed stone.

DIVISION 4: MASONRY

- All masonry has been designed and shall be constructed in accordance with the building code requirements for masonry structures (ASI 530-88/ ASCE 5-88) and specifications for masonry structures (ACI 530.1-88/ASCE 6.88).

DIVISION 5: METALS

- Fabrication and erection of structural steel shall conform to the latest edition of the AISC Specification (ASD) and Manual of Standard Practice, except section 4.2 of that manual which shall not be applicable to this project.
 - Structural steel: ASTM A-36 (36 ksi yield).
 - Steel pipe: ASTM A-53, type E or S, grade M.
 - Bolted connections shall be with ASTM A325 high strength bolts, 3/4" diameter minimum.
 - Anchor bolts: ASTM A-307. Provide standard sill Anchor bolts, 4"-0" o.c. @ sill plate typically.
 - Welding electrodes for field welding: E70-XX Series.
- All structural steel shall be clean, rust free and shop coated with the appropriate paint. Structural steel and anchor bolts shall be minimum ASTM A36 domestic, latest revision.
- Provide steel bearing plates (top & bottom) at all steel column and beam bearing locations unless noted otherwise (see plans)

DIVISION 6: WOOD AND PLASTICS

- All timber and timber construction shall comply with the following specifications and codes:
 - American Institute of Timber Construction: Standards Manual
 - National Forest Producers association: national design specifications for wood construction
 - Truss Plate Institute: design specifications for light metal plate connected wood trusses (TPI-74)
 - American plywood association: guide to plywood for floors, plywood sheathings for walls and roofs
 - American wood preservers association Standards
 - National lumber manufacturers association: National design specification for stress-grade Lumber and its fastenings
 - Truss plate institute: design specifications for Bracing wood trusses (BWE-76)
- Install rough carpentry work to comply with: "Manual of House Framing" by National Forest Products association and with Recommendations of American Plywood Association.
- For interior and exterior architectural woodwork, comply with applicable Requirements of: " architectural woodwork Quality standards" by architectural Woodwork institute (AWI.).
- Framing lumber shall be Fir or Hemlock construction Grade, no. 2, kiln dried.
 - Floor joists and roof rafters, minimum extreme fiber in bending, Fb= 950 psi, min. Modulus of elasticity, E = 1,100,000 psi.
 - Wood stud and bracing minimum compression parallel to grain, Fc=850 psi, minimum, compression perpendicular to grain, Fc= 245 psi, Tension parallel to grain, Ft= 525 psi
 - Install Pressure treated 2 x 8 sill plate @ foundation. Floor joists to have 2x wood or metal cross-bridging @ 8'-0" o.c. Fasten all Joists to supports with framing anchors. Unless otherwise noted, 2 x 6 studs @ 16" o.c. are typical at exterior walls. At interior partitions, 2 x 4 studs @ 16" o.c. are typical.
 - All joists designated TJ on plans shall be truss Joists or beam joists as manufactured by truss joist and installed according to their specifications.
 - All engineered beams and girders designated LVL on plans shall be Laminated Veneer Lumber beams shall be installed according to their specifications.
 - Provide double studs (min.) @ all door and window openings. Lintel/header to bear 1 (min.) stud. All LVL beams to bear on 2 2 x 4 (min.) G. Contractor to provide and install necessary freestopping at stud bays greater than 10 feet tall and penetration according to code.
- The contractor shall use Simpson strong-tie metal connectors for wood construction as required for code compliance and in accordance with manufacturer's specifications. At a minimum, metal connectors should be used for joist hangers, for joists bearing on wood beams, post supports for isolated posts, wood beams and posts bearing on masonry piers and I-I-series hurricane straps at rafter and trusses connections.
- All exterior corners of exterior stud walls shall be braced.
- All exterior wall sheathing shall be 1/2" exterior grade plywood, roof sheathing shall be 5/8" t & g plywood, sub-flooring shall be 3/4" t&g plywood, gird and sheath. Plywood shall be American plywood association (APA) exterior C-D and shall conform to APA standard psi-74. Place panels with 8'-0" dimension perpendicular to span of framing member and ends staggered. Attach with 10D nails, spaced 12" along panel edges and interior supports.
- Fasten all double framing members together with 12D nails @ 16" centers, top and bottom. Fasten all other multiple members together with 3/8" diameter thru bolts @ 16" centers, top & bottom, staggered.
- All millwork shall be kiln-dried, dressed and smooth.
- Horizontal manufacturer's line vinyl siding system by CertainTeed or approved equal. Color to be selected from manufacturer's full color options by owner.
- Fascias, rakes & trim - exterior wood trim shall be pre-primed finger-joint pine, clad in pre-finished aluminum capping, unless noted otherwise. Install trim according to manufacturer's specifications using non-corrosive (galvanized) fasteners.
- Soffit vents
 - Existing soffits: install cor-a-vent-400 strip vent behind new fascia.
 - New soffits: typical soffit at eaves shall be invisibly vented with vinyl beaded porch panel by Certainteed.
- Porch ceilings shall be invisibly vented vinyl beaded porch panel by Certainteed.
- Decorative columns
 - Entry porch column shall be fiberglass as manufactured by HB&G, permacast 10" diameter (or squared per plan) paneled with plywood attic cap & base.
 - Side porch column shall be fiberglass as manufactured by HB&G, permacast 6" square plain with square flat base.
- Interior wood trim
 - Casing at doors and windows shall be finger-joint pine or poplar.
 - Base trim to be decided

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- The roofing contractor shall give a minimum 10 year guarantee on all roofing workmanship and materials.
- Roofing shingles shall be Certainteed independence shingle, 30 year warranty. Install on 1 layer 30 # roofing felt, typically.
- Ridge vent by cor-a-vent or approved equal.
- Soffit vents: see division 6 wood & plastics.
- The contractor shall provide prefabricated aluminum flashing and counter-flashing wherever indicated on the drawings and where necessary to make a weather and water-tight job. Provide exposed pre-finished aluminum (.050 gauge) flashing at all roof valleys 5 inch min. Overlapped by the shingles a minimum of 4" each side. Flashing should have a 20 year warranty. Provide 60 mil EPDM flashing for all concealed flashing locations.
- For flashing and sheet metal, comply with "architectural sheet metal manual" by SMACNA, for each general category of work required.
- At all eaves, install ice and water shield along the base 3'-0" of roofing.
- Standard seamless gutters and leaders shall be pre-finished aluminum, 5" k-style gutters with 4" rectangular downspouts.
- Insulation:
 - Perimeter slab insulation shall be 2" extruded polystyrene insulation cformular-150, as manufactured by Owens coming). Extend minimum 2'-0" under the concrete slab and interior vertical depth of foundation wall.
 - Wall insulation shall be 5 1/2 inches Kraft faced high performance fiberglass Batts, R 20 as manufactured by Certaintead at 2x6 exterior walls
 - Ceiling insulation shall be by Certainteed, blown insulation designed to achieve R - 49.
 - In cathedral spaces, ceiling insulation shall be "38C" by Certaintead. 10 1/4" Batt insulation designed to achieve R 38.

- Install cardboard baffles at eaves of roof for air flow to attic. Cardboard baffles will be turned down to top plate.
- Caulking material shall be Silicone, Acrylic latex, Butyl or polyvinyl of the appropriate color and quality as required by the job conditions and as approved by the architect.
- Install Tyvek brand, by Dupont "Housewrap" system at all other areas. Lapp "housewrap" and flashing (Straightflash or flexwrap) per manufacturer's specifications. Tape all horizontal and vertical seams at band joints, headers and roll overlaps per specifications. Seal bottom edge of "housewrap" to bottom edge of substrate with caulk or tape.
- At exterior perimeter foundation walls, install Deco 20 waterproofing membrane at all concrete foundation walls which will be below finished grade.
- Install Tyvek brand, by Dupont "Housewrap" system at all other areas. Lapp "housewrap" and flashing (Straightflash or flexwrap) per manufacturer's specifications. Tape all horizontal and vertical seams at band joints, headers and roll overlaps per specifications. Seal bottom edge of "housewrap" to bottom edge of substrate with caulk or tape.
- At exterior perimeter foundation walls, install Deco 20 waterproofing membrane at all concrete foundation walls which will be below finished grade.

DIVISION 8 DOORS AND WINDOWS

- All exterior windows shall be vinyl units as manufactured by Anderson Windows. All windows are to comply with the requirement's for the federal energy tax credit program.

Exterior finish vinyl.	
Interior finish	vinyl
Glazing	Low E insulated glass
Hardware	As selected by owner
Grilles	As selected by owner
Screens	Standard, color to match

- Front entry door shall be classic craft by Thermo-Tra, 1 1/4 inch thick, 3'-0" wide x 7'-0" high entry unit as shown in elevations.
- Interior doors - six panel pine interior Prdng doors with paint grade trim.
- All finish hardware shall be ADA compliant, Schlage or approved equal. Style and finish to be selected by owner. Contractor to provide an allowance for all finish hardware.

DIVISION 9 - FINISHES

- Interior partitions shall be 1/2" gypsum wallboard, typically. Use moisture resistant GWB in all wet areas. Use 5/8" Firecode GWB at wall separating garage from living areas.
- All interior gypsum wallboardsurfaces shall receive one primer coat and 2 finish coats. All paint shall be by BEHR or approved equal. Wallboard shall receive caetree coat acrylic latex flat finish, typically. Use masterpiece 100% acrylic low luster semi-gloss finish on all wallboard in the kitchen, bathrooms, and laundry room.
- All interior wood trim, wainscot and casings shall receive one coat f&h ted acrylic interior primer/scaler (note: prime knots with 5 lb. orange shellac) and two coats great-impressions semi-gloss enamel. colors to be selected by owner.
- Exterior azek trim shall have a painted finish, 2 coats acrylic stompola to satin house & trim. See elevations for other locations of painted finish. Colors to be selected by owner.
- Countertops - granite to be provided and installed at kitchen as delineated on floor plans. Colors to be selected by owner.
- Hardwood flooring to be 1 1/2 inch T&G select oak, sanded and finished with 1 coat of stain and three coats of water-based polyurethane. Stain color and sheen of polyurethane to be selected by owner
- Ceramic tile at backplash to be installed on with thin set on GWB. Tile to be selected by owner.

DIVISION 10 - SPECIALITIES

- At closets, provide and install 12" wood shelf with hanging rod @ 5 feet AP, typ. Where indicated on plans. At pantry and linen closets, install 5 wood shelves, evenly spaced. shower enclosures

DIVISION 11 EQUIPMENT

- Kitchen appliances to be supplied by the owner and shall be installed by the contractor include:

- Dishwasher
- Rangecooktop (Gas or electric, confirm with owner)
- Microwave
- Refrigerator
- Garbage disposal

- Laundry room appliances to be provided by owner and installed by contractor include:

- Washing Machine
- Dryer (Electric)

DIVISION 13 - SPECIAL CONSTRUCTION


DIVISION 14 - CONVEYING SYSTEMS

DIVISION 15 - MECHANICAL.


- All plumbing supply and drain lines shall conform to the requirements of the municipality, "The international building code and all other authorities having jurisdiction. All supply lines shall be copper or approved equal in loggivity, and draglines shall be PVC, typical.
- All PVC lines shall be insulated with sound attenuation bats in the stud or joist bay in which they occur.
- Do not notch, cut or drill holes in beams and joists except as approved by engineered lumber manufacturer's specification and code requirement's (R502.8)
- Provide frost free hose bibs in the front and back of the house as indicated on plans.
- Plumbing fixtures shall be based on Kohler fixtures. All plumbing fixtures shall be provided by owner and installed by Contractor. All necessary mounting brackets, if not included in the package, shall be provided and installed by the contractor. Coordination final sink and fitting selections with proper hole drillings and fitting selections to fixtures.
- All HVAC work shall be designed and installed in accordance with the local municipality and "the IRC 2015 code, and all other authorities having jurisdiction.
 - Provide a direct vent high efficiency - forced-air electric fueled heating and cooling units as required and as recommended by the HVAC contractor. The system should be designed to maintain the house at 70 degrees F when the outside temperature is 0 degrees and 75 degrees when the outside temperature is 95 degrees. The system should be designed with multiple zones to increase the efficiency. The units will be located in the basement. The condensers shall have a seasonal energy efficiency rating (seer) of 18 or better. All recommendations shall be approved by the owner prior to materials procurement.
 - All ductwork shall be metal utilizing limited flex duct as feasible. Provide external insulation on the supply side ducts
 - Insulate all ductwork in unconditioned spaces.
 - Supply and return grilles and registers shall be wall or floor mounted. Provide a minimum of one return from every occupied living space - except bathrooms. Locations to be reviewed with owner prior to installation.
 - Any ductwork which must pass through a living space will be approved by the owner prior to installation or materials procurement.
 - HVAC contractor to balance the entire system for adequate heating and cooling of each space and provide testing and adjustments.
 - Provide LUX programmable thermostat.
 - Kitchen range to be vented to exterior with 8" ductwork.
 - Provide dryer vent to the outside with recessed wall box.

DIVISION 16 ELECTRICAL

- All electrical systems shall be designed and installed in accordance with the requirements of the municipality, the national fire protection association, the 2015 national electric code and all other authorities having jurisdiction.
- Install a new 400 amp main service with meter. Locate equipment to left side of house.
- Provide switching and outlet locations as required by code and/or as shown on the drawings or as directed by the owner. Style of switches, receptacles and plates shall be of approved by the owner.
 - Receptacle shall be located on any workspace 2'-0" or larger
 - Receptacles shall be located so that all points are within 6'-0" of a receptacle



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Professional Certification:
I certify that these documents were prepared or approved by me, and I am a duly licensed architect under the laws of the State of Maryland, license number 16061, expiration date 01/08/2024

PROJECT

CLIENT/OWNER

MR. & MRS. DORSEY
HOME ADDITION

MR. & MRS. DORSEY

14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797

14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797

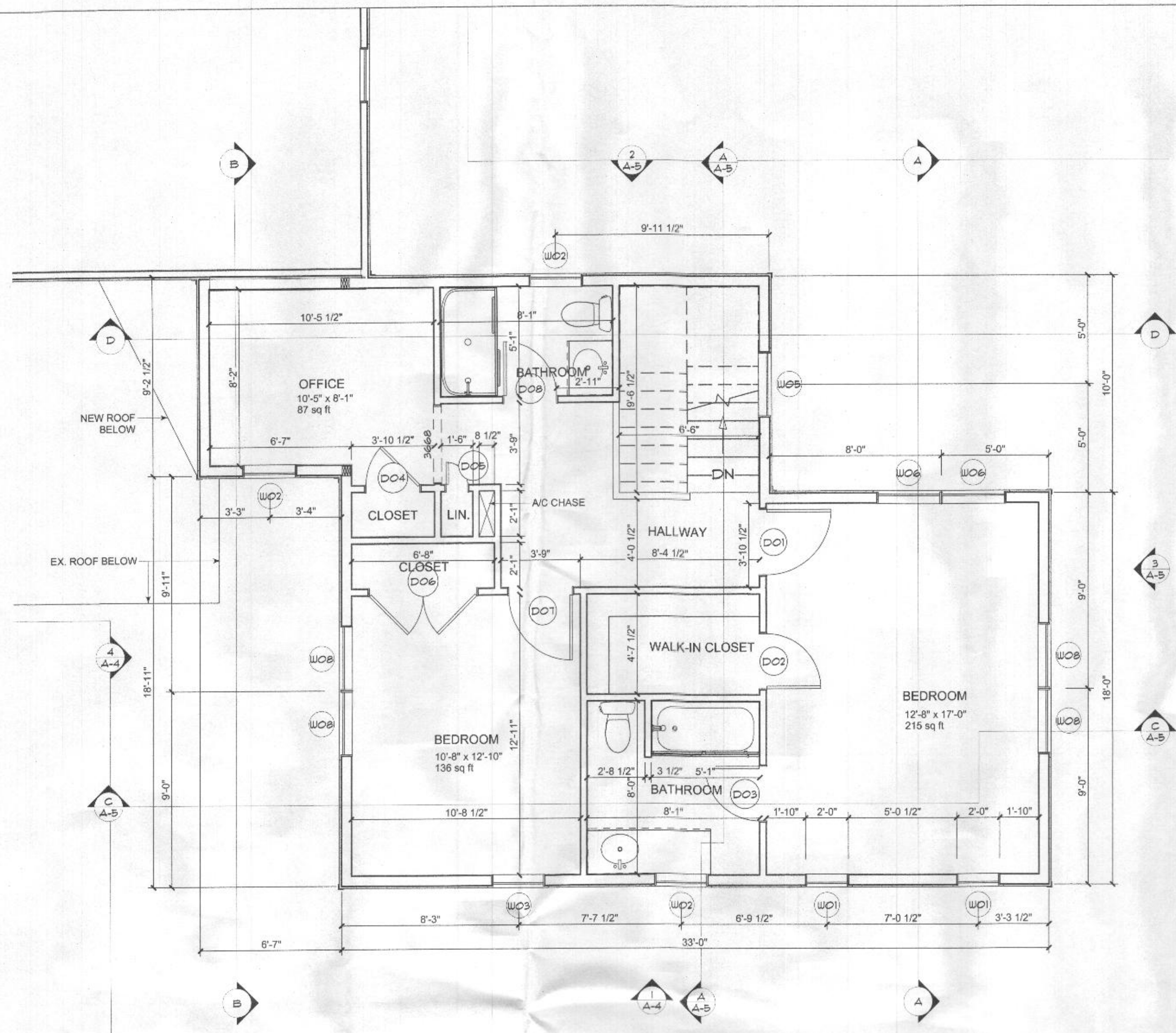
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ISSUE DATE: 1/12/2022

DRAWING NUMBER

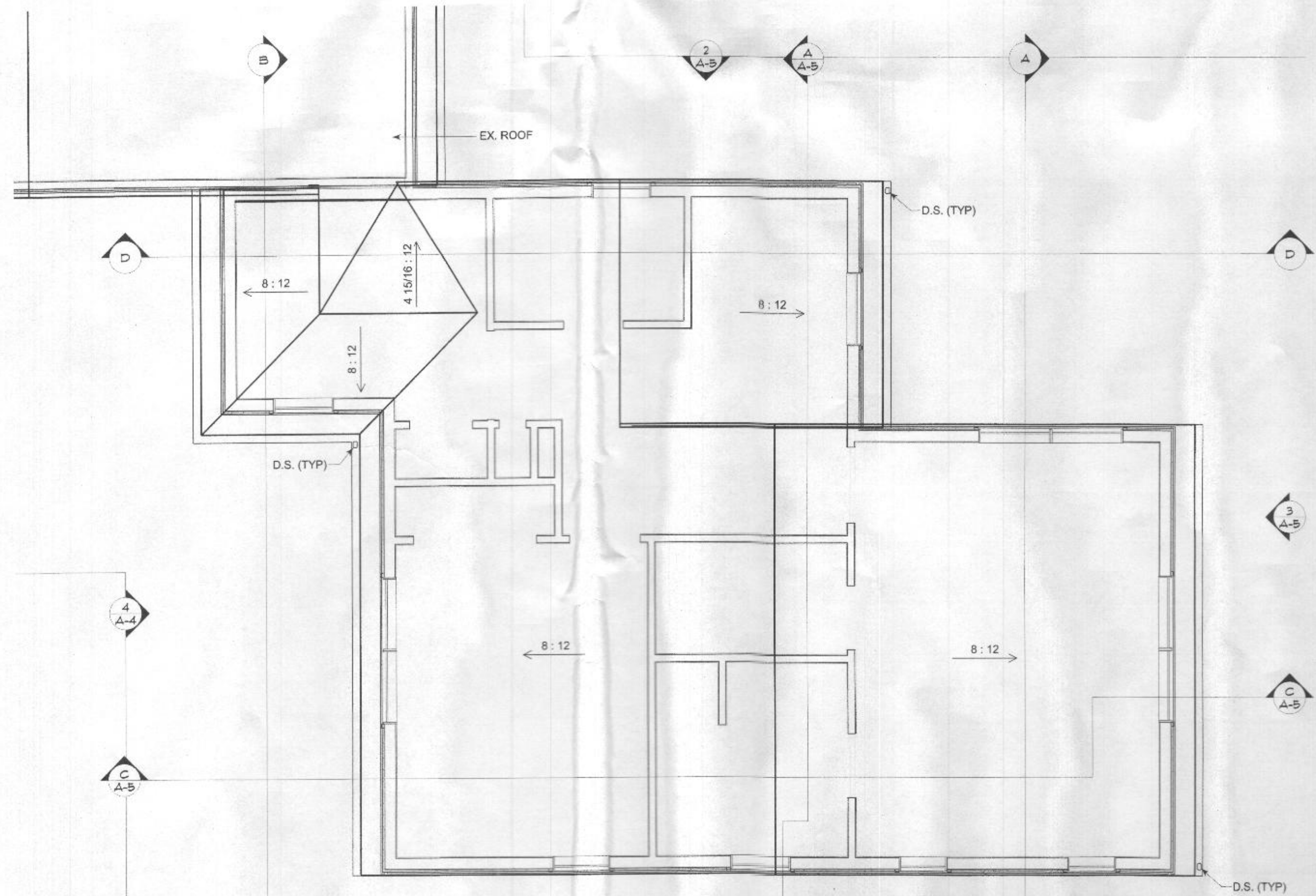
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(2 OF 8 SHEETS)

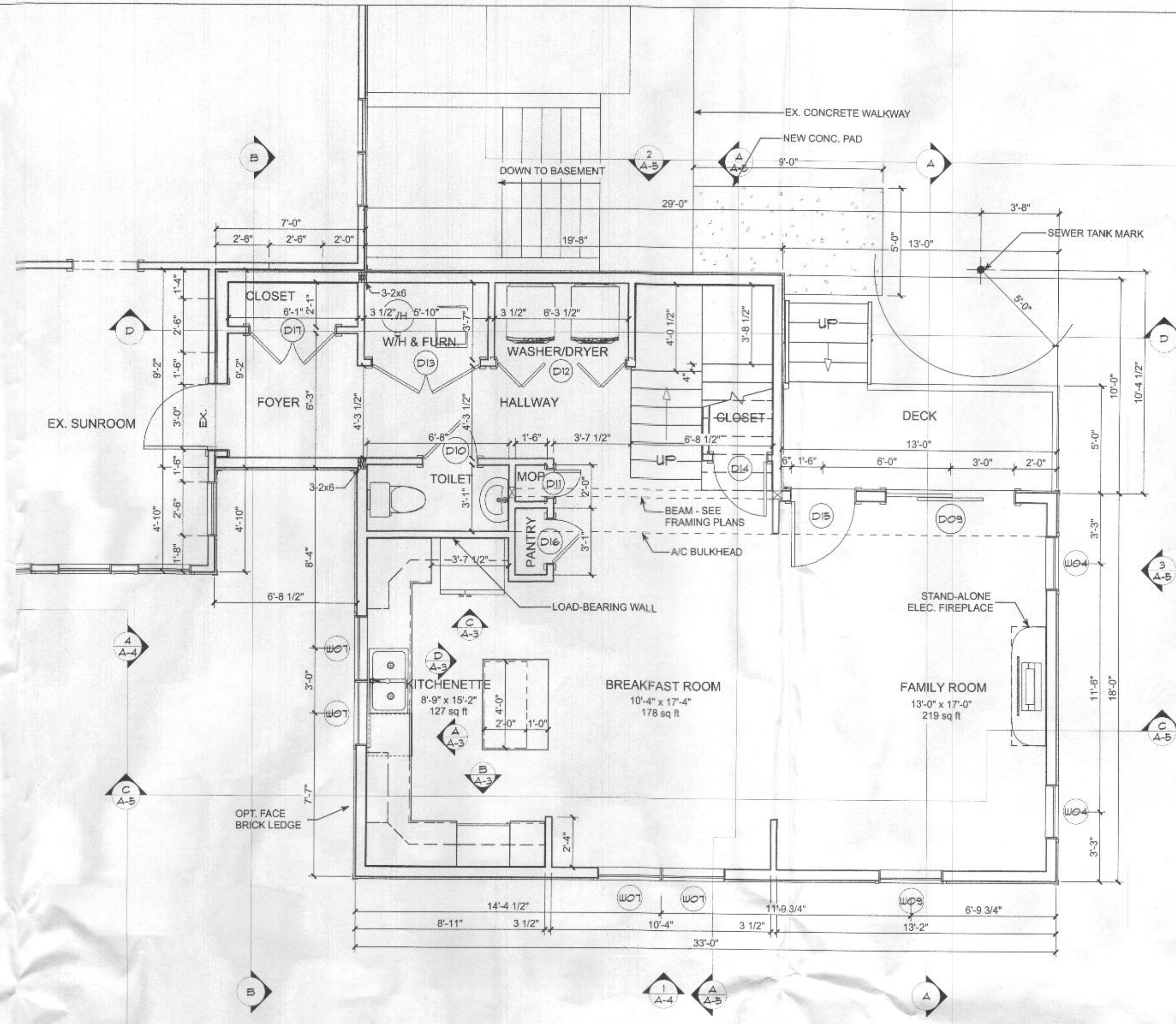
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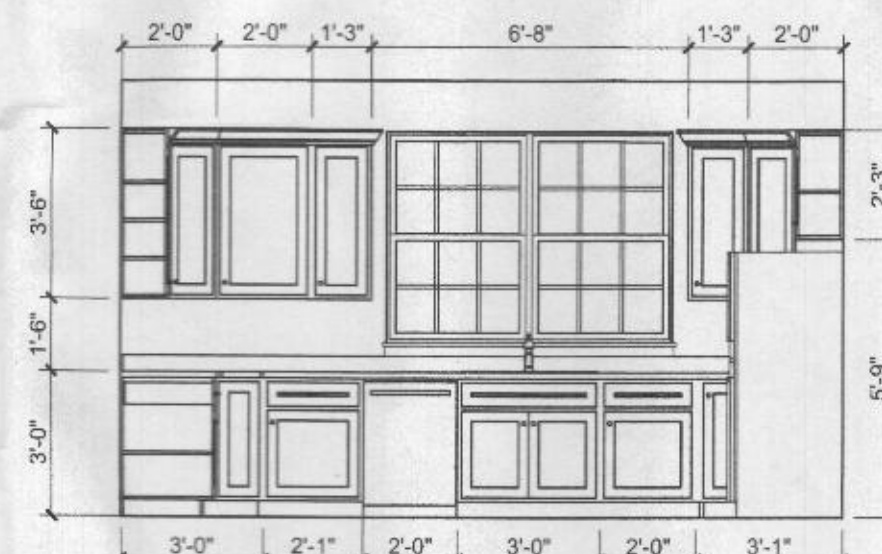
SECOND FLOOR PLAN 1/4" = 1'-0"



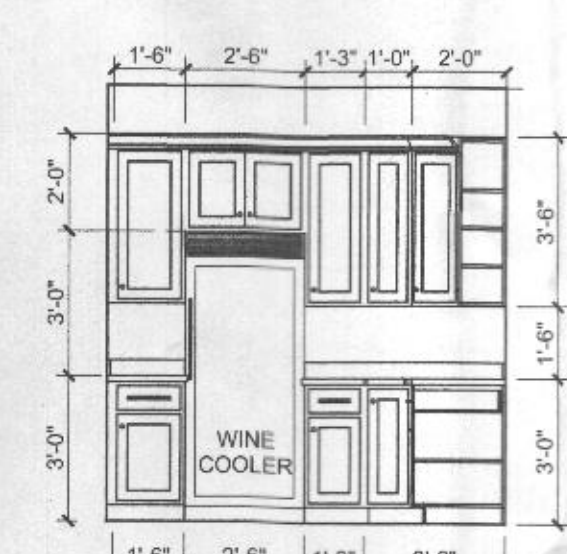
ROOF PLAN 1/4" = 1'-0"



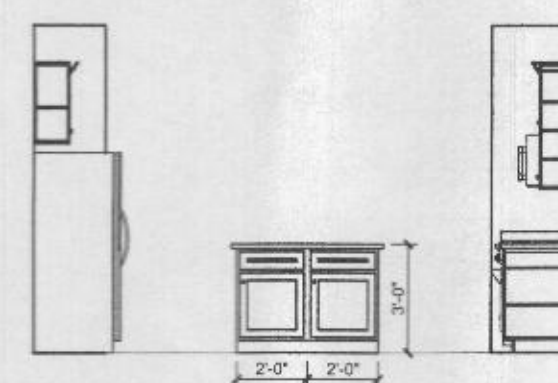
FIRST FLOOR PLAN 1/4" = 1'-0"



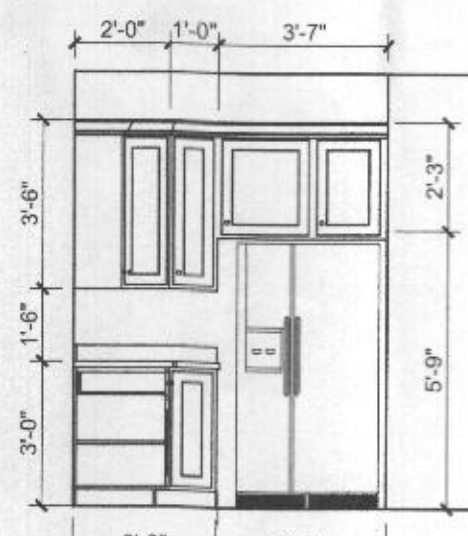
KITCHEN ELEV-A 1/4" = 1'-0"



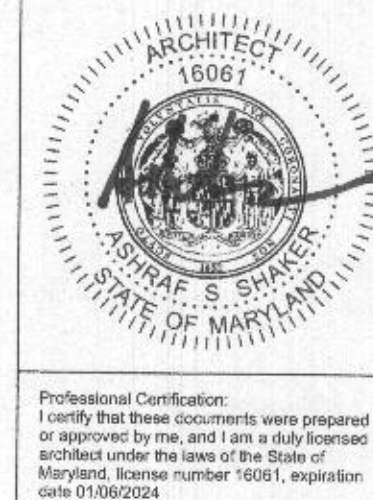
KITCHEN ELEV-B 1/4" = 1'-0"



KITCHEN ELEV-D 1/4" = 1'-0"



KITCHEN ELEV-C 1/4" = 1'-0"



NOTE DATE: 11/02/2024

PROJECT
**MR. & MRS. DORSEY
HOME ADDITION**
14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797

CLIENT/OWNER
MR. & MRS. DORSEY
14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797

JOB NUMBER: 14-08
ISSUE DATE: 1/2/2022

DRAWING NUMBER

A-3
(3 OF 8 SHEETS)

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FRONT ELEVATION 3/16" = 1'-0"

NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR. AN ACCEPTABLE ALTERNATIVE IS THE INSTALLATION OF WINDOW GUARDS THAT COMPLY WITH ASTM F 2090.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP HOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIREPLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2015 EDITION OF THE I.R.C. (IF NOT HEATED)

STAIRS AND RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCR OACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

RISERS SHALL HAVE A MAX. HEIGHT OF 7 1/2". STAIR RISERS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR ALL PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

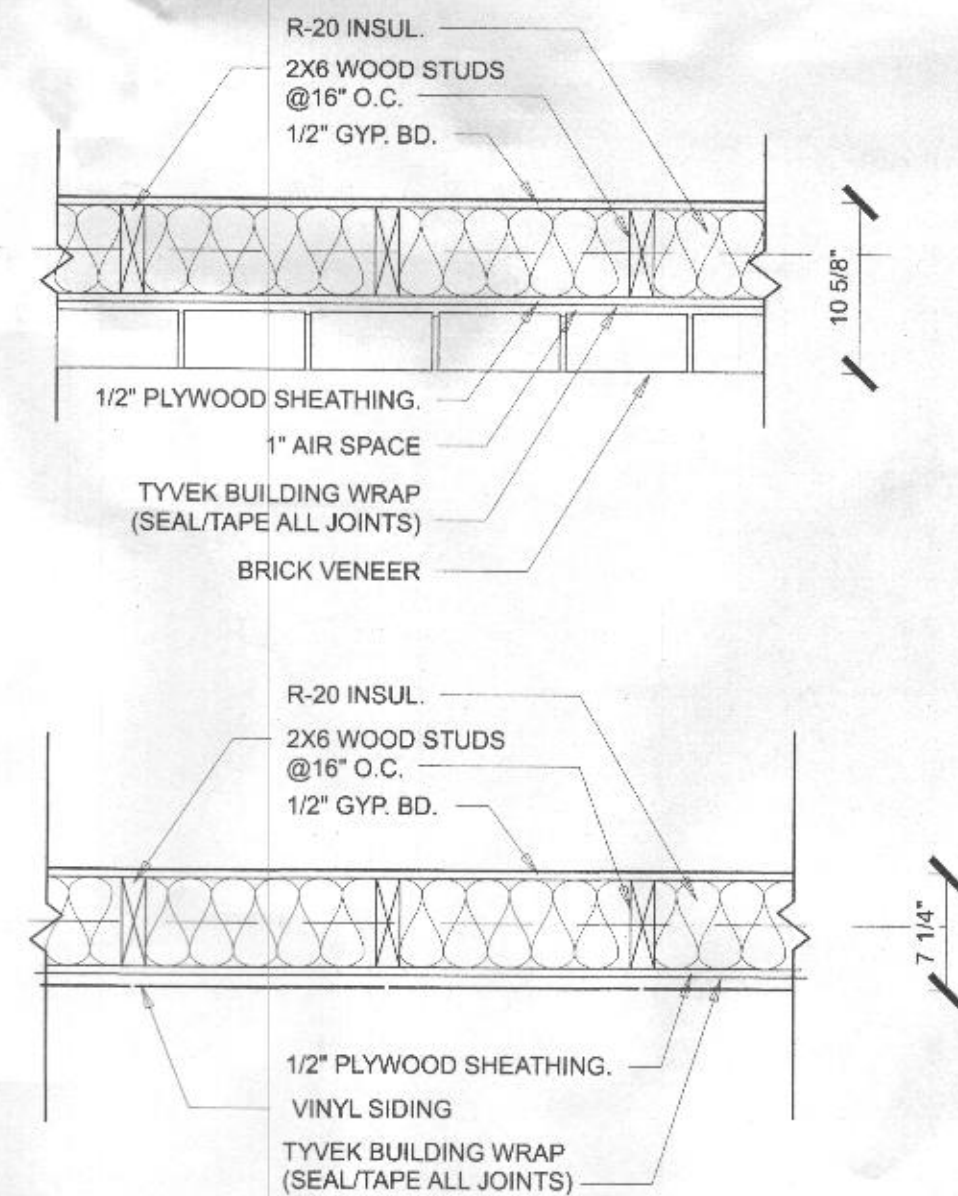
EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

WINDOW SCHEDULE									
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION	ARCH	TOP	EGRESS	SHGC	COMMENTS
W01	2	24"	52"	SINGLE HUNG	84"		0.4		
W02	3	30"	42"	SINGLE HUNG	84"		0.4		
W03	1	30"	52"	SINGLE HUNG	84"		0.4		
W04	2	30"	60"	SINGLE HUNG	96"		0.4		
W05	1	36"	52"	FIXED GLASS CT	ROUND TOP	84"	0.4		
W06	2	36"	52"	SINGLE HUNG	84"		0.4		
W07	4	36"	52"	SINGLE HUNG	96"		0.4		
W08	4	36"	60"	SINGLE HUNG	84"	YES	0.4		
W09	1	36"	60"	SINGLE HUNG	96"		0.4		
W10	1	30"	24"	Louvered	52"		0		

DOOR SCHEDULE									
NUMBER	FLOOR	ROOM NAME	WIDTH	THICKNESS	DESCRIPTION	SHGC	TEMPERED	COMMENTS	
D01	2	HALLWAY/BEDROOM	32"	1 3/8"	HINGED 2 PANEL DOOR	0			
D02	2	WALK-IN CLOSET/BEDROOM	30"	1 3/8"	HINGED 2 PANEL DOOR	0			
D03	2	BATHROOM/BEDROOM	30"	1 3/8"	HINGED 2 PANEL DOOR	0			
D04	2	CLOSET/FOYER	30"	1 3/8"	HINGED 2 PANEL DOOR	0			
D05	2	LIN HALLWAY	12"	1 3/8"	HINGED SLAB	0			
D06	2	BEDROOM/CLOSET	60"	1 3/8"	DOUBLE HINGED 2 PANEL DOOR	0			
D07	2	BEDROOM/HALLWAY	36"	1 3/8"	HINGED 2 PANEL DOOR	0			
D08	2	HALLWAY/BATHROOM	30"	1 3/8"	HINGED 2 PANEL DOOR	0			
D09	1	FAMILY ROOM/DECK	72"	1 3/4"	EXT. SLIDER GLASS PANEL	0.4	YES		
D10	1	TOILET/HALLWAY	30"	1 3/8"	HINGED 2 PANEL DOOR	0			
D11	1	HALLWAY/KITCHEN	15"	1 3/8"	HINGED 2 PANEL DOOR	0			
D12	1	WASHER/DRYER/HALLWAY	72"	1 3/8"	4 DR. BIFOLD SLAB	0			
D13	1	WH & FURN HALLWAY	60"	1 3/8"	DOUBLE HINGED 2 PANEL DOOR	0			
D14	1	CLOSET/HALLWAY	30"	1 3/8"	HINGED 2 PANEL DOOR	0			
D15	1	FAMILY ROOM/DECK	36"	1 3/4"	EXT. HINGED DOOR PS01	0.4			
D16	1	BREAKFAST ROOM/PANTRY	24"	1 3/8"	HINGED 2 PANEL DOOR	0			
D17	1	CLOSET/FOYER	48"	1 3/8"	DOUBLE HINGED 2 PANEL DOOR	0			



RIGHT SIDE ELEVATION 3/16" = 1'-0"



EXTERIOR WALL TYPES



Professional Certification:
I certify that these documents were prepared or approved by me, and I am a duly licensed architect under the laws of the State of Maryland. License number 18001, expiration date 01/06/2024.

NOTE DATE DESC

PROJECT
MR. & MRS. DORSEY
HOME ADDITION
14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797

CLIENT/OWNER
MR. & MRS. DORSEY
14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797

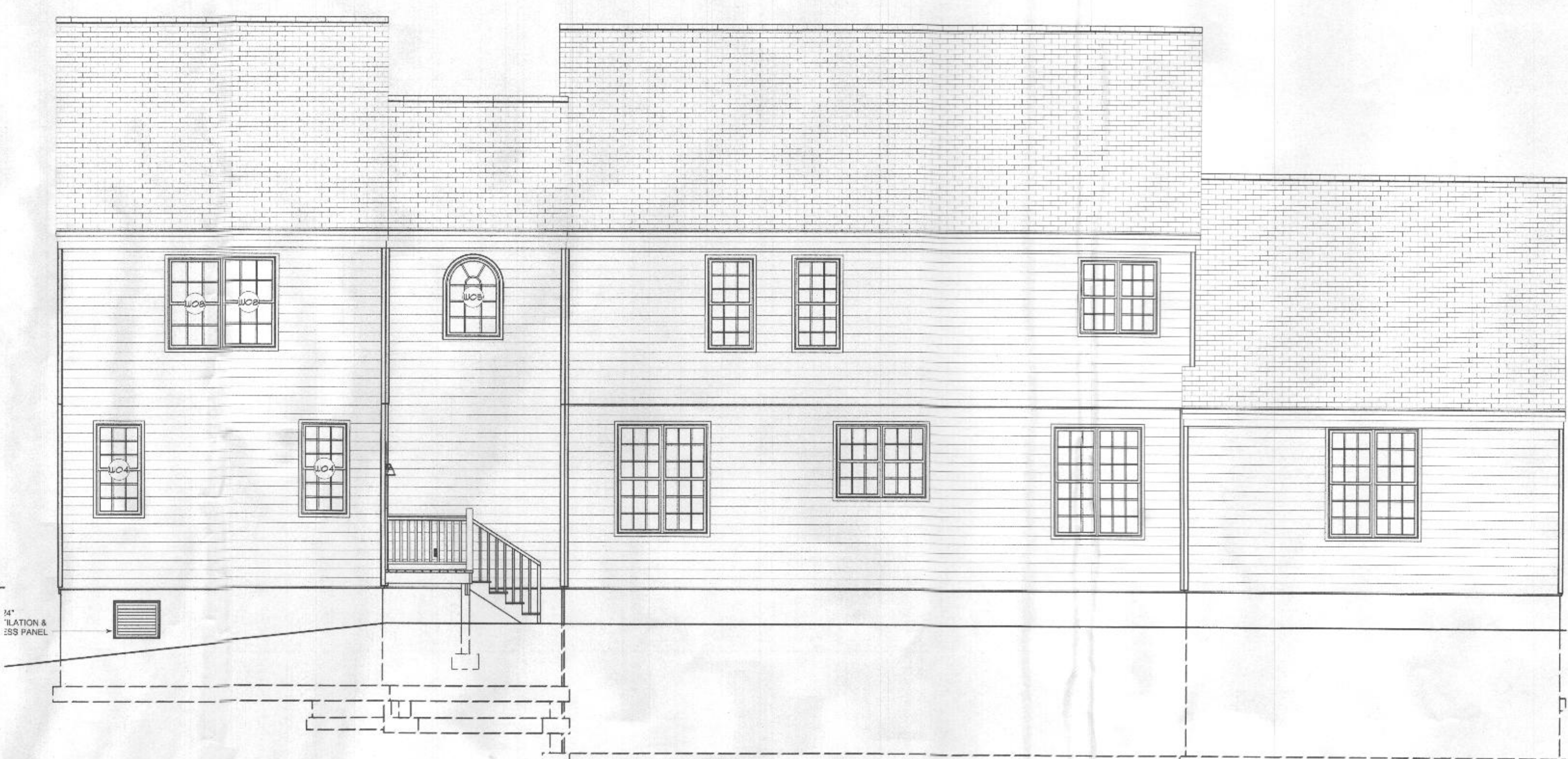
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ISSUE DATE: 1/12/2022

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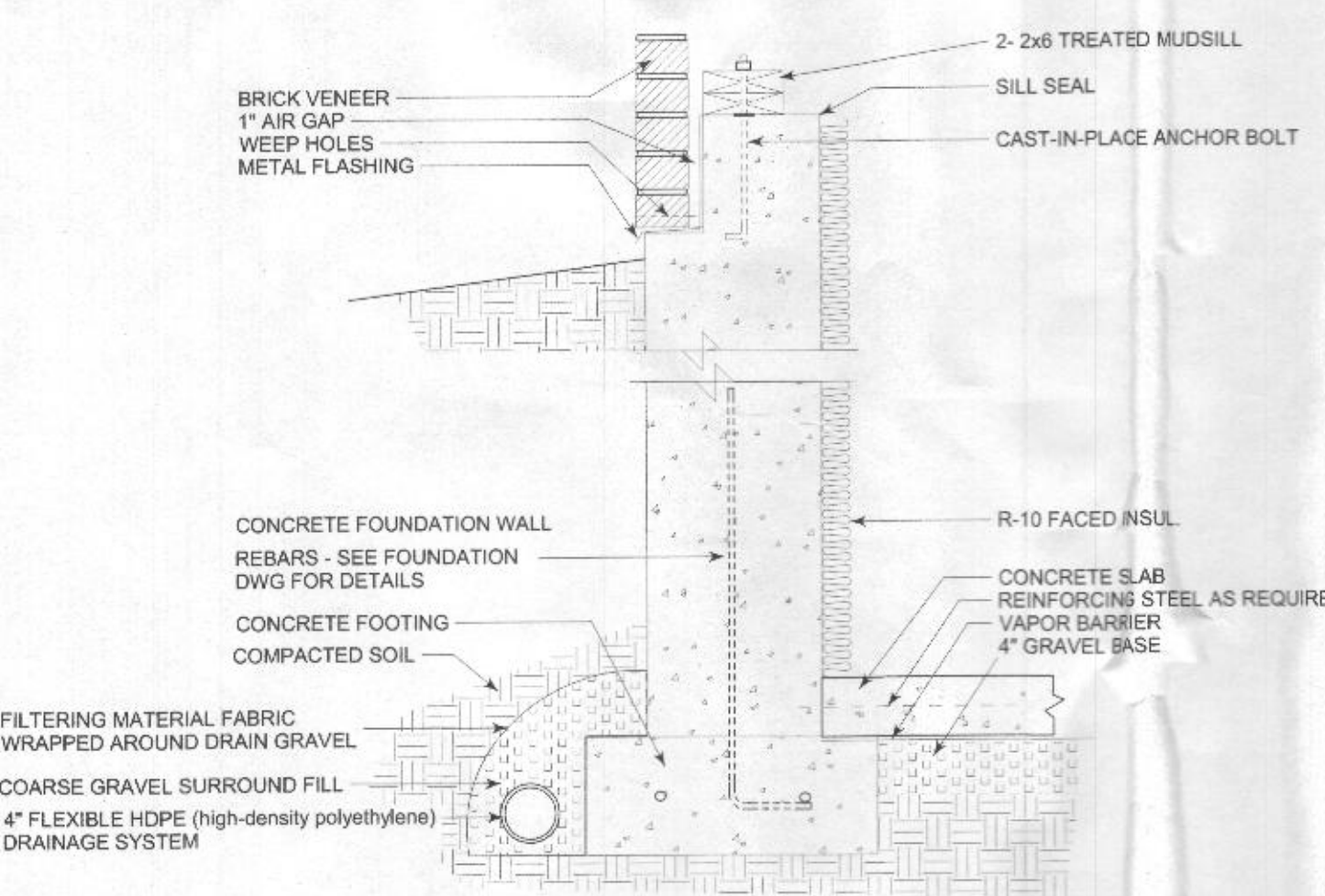
A-4
(4 OF 8 SHEETS)



REAR ELEVATION 3/16" = 1'-0"



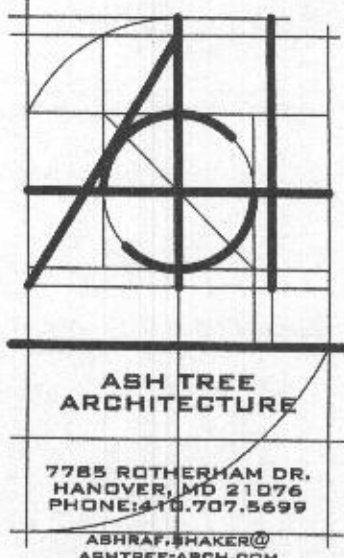
LEFT SIDE ELEVATION 3/16" = 1'-0"



Crawl space Foundation w/ Brick Ledge: Unfinished



SECTION A-A 1/4" = 1'-0"



Professional Certification:
I certify that these documents were prepared
or approved by me, and I am a duly licensed
architect under the laws of the State of
Maryland, license number 16061, expiration
date 01/06/2024.

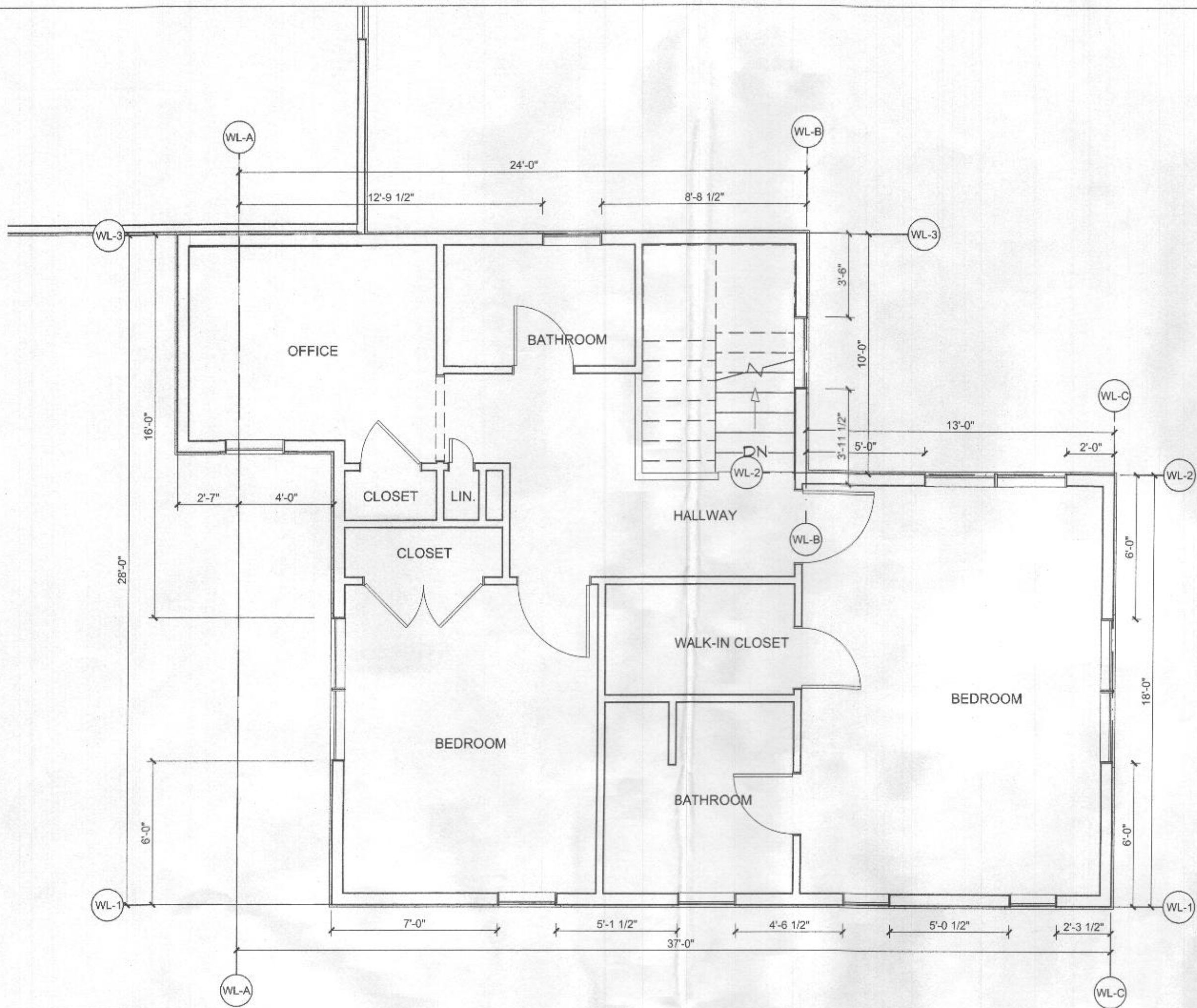
NOTE DATE: 08/22

PROJECT
**MR. & MRS. DORSEY
HOME ADDITION**
14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797
ELEVATIONS & BUILDING SECTION

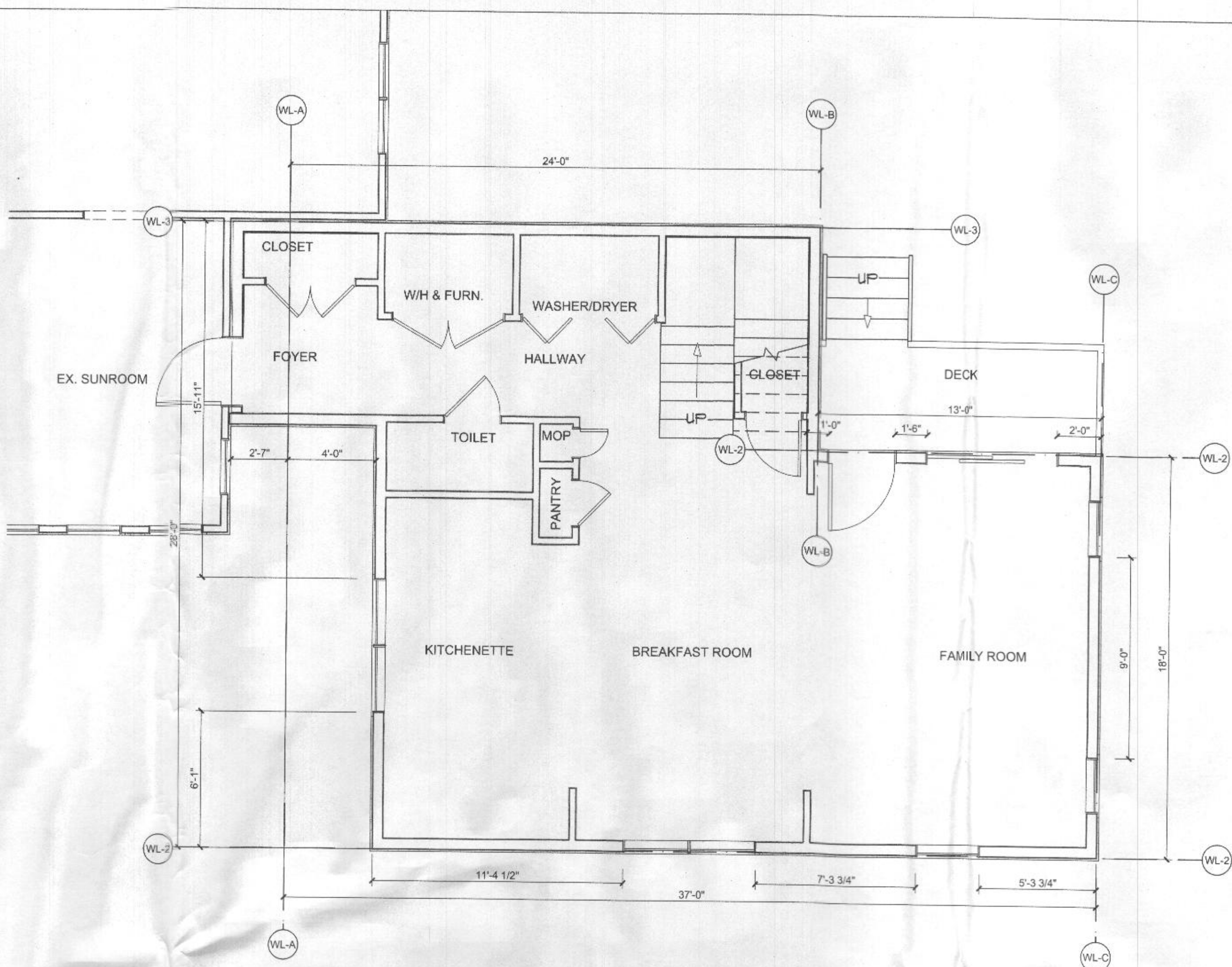
CLIENT/OWNER
MR. & MRS. DORSEY
14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797

JOB NUMBER: 14-05
ISSUE DATE: 7/12/2022

DRAWING NUMBER
A-5
(5 OF 8 SHEETS)



WIND BRACING - SECOND FLOOR PLAN 1/4" = 1'-0"



WIND BRACING - FIRST FLOOR PLAN 1/4" = 1'-0"

Fastening Schedule

Floors

Inner band to floor joist 4-10d nails
Outer band to inner band 10d nails fastened 32" OC top and bottom staggered 16" OC; 2 nails at each end of butt joint
2x2 ledger 10d nails 4" OC or per Applicable Building Code
Bridging to joists 3-10d nails each end
Joist hangers Per manufacturer's instructions
Floor decking 8d nails installed 6" OC along edge and 12" OC field (glue coverage 80%)
Double joists 10d nails 16" OC along each edge
Pressure treated lumber Galvanized fasteners shall be used

Exterior and Interior Walls

Plate to stud 2-10d nails (2x4); 3-10d nails (2x6 or better)
Double top plate to cap plate Splice offset min 24"; 10d nails 12" OC
Intersecting/corner top plate to exterior wall
3"x6" steel (0.036 thick); 6-8d nails each side
10d nails 16" OC
Bottom plate to floor 10d nails 16" OC
Double studs/columns 10d nails 12" OC
2x header (load bearing) 10d nails 16" OC along each edge
Jack stud to header 10d nails 3(2x6) or 4(2x8 or better) each member
LVL members 16d nails per manufacturer's instructions
1/2" and 5/8" drywall to studs 1-1/4" Type S or W screws with 80% glue coverage (24" OC)
Fierated wall/ceilings Per approved listing

Exterior

OSB/Plywood to framing 8d nails spaced 6" OC edge, 12" OC field; 2 rows of nails top and bottom staggered
Housewrap Per manufacturer's instructions
Vinyl siding Corrosion resistant fastener which extends 3/4" into framing 16" OC
Windows Per manufacturer's instructions
Wall insulation Friction fit

Roof/Ceiling

Truss/ceiling perimeter 3-10d nails (2x6); 4-10d nails (2x8 or larger)
Truss/beam 3-10d nails (2x6); 4-10d nails (2x8 or larger)
Ceiling joist to perimeter/beam 3-10d nails (2x6); 4-10d nails (2x8 or larger)
Double truss/rafter 10d nails 16" OC staggered
Ledger to beam 10d nails 4" OC or per Applicable Building Code
Ceiling gyp to framing Voramer MB-3022/Voramer ME-3044 adhesive continuous 3/8" bead
Alternative to ceiling gyp to framing 1-1/2" galvanized roofing nail or 1-1/4" Type S or W screws with 80% coverage (24" OC)
Lateral bracing/truss 2-8d nails each truss
Roof sheathing to truss/rafter 8d nails 6" OC along edge; 12" OC field
Ceiling to wall 10d nail 12" OC
Truss to exterior wall 3-10d nails toe nailed or 1-80d nail each truss
Roof sheathing to truss/rafter 7/16" wide x 1-1/2" long staple or 8d nail 6" OC along edge; 12" OC field
Roof shingles to sheathing 4-fasteners each shingle per manufacturer's instructions/high wind
Rafter gussets Fastened per approved drawings
Interior walls thru ceiling 16d nails 16" OC
Floor decking to ceiling joists 8d nails 6" OC along edge, 12" OC field

Uplift

Using sheathing 16ga x 7/16" crown x 1-1/2" legs, 2 rows of 3" OC (staggered) top and bottom of each sheet; panel edges 6" OC, 12" OC field
Using straps 26ga strap: 32" OC, 4-10d nails each end or 7-16ga staples each end
90 mph 26ga strap: 16" OC, 5-10d nails each end or 9-16ga staples each end
100 mph

FIRST FLOOR

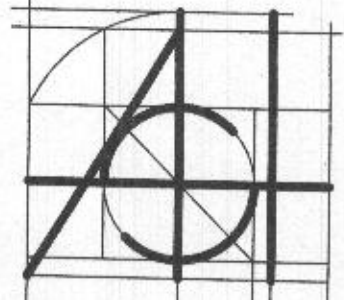
BUILDING TYPE	DETACHED
ULTIMATE DESIGN WIND SPEED	115 MPH
SEISMIC DESIGN CATEGORY	A
EXPOSURE CATEGORY	B
MEAN ROOF HEIGHT	12 FT
WALL HEIGHT	9 FT

BRACED WALL LINES	LINE SPACING (FT)	MIN. REQUIRED LENGTH (FT)	EXPOSURE CATEGORY ADJUSTMENT	ROOF EAVE-TO-RIDGE HEIGHT ADJUSTMENT	WALL HEIGHT ADJUSTMENT	# OF BRACED WALL LINES	# OF BRACED WALL LINES ADJUSTMENT	HOLD-DOWN DEVICE ADJUSTMENT	REQUIRED LENGTH (FT)	PROVIDED LENGTH (FT)	CHECKED
A	28	8.50	1	1.06	0.95	2	1	1	8.50	18.50	PASS
B	10	3.50	1	1.06	0.95	2	1	1	2.50	10.00	PASS
C	18	5.90	1	1.06	0.95	2	1	1	6.00	9.00	PASS
1	37	10.75	1	1.06	0.95	2	1	1	10.90	23.00	PASS
2	13	4.40	1	1.06	0.95	2	1	1	4.50	4.50	PASS
3	24	7.50	1	1.06	0.95	1	1	1	7.60	24.00	PASS

SECOND FLOOR

BUILDING TYPE	DETACHED
ULTIMATE DESIGN WIND SPEED	115 MPH
SEISMIC DESIGN CATEGORY	A
EXPOSURE CATEGORY	B
MEAN ROOF HEIGHT	12 FT
WALL HEIGHT	8 FT

BRACED WALL LINES	LINE SPACING (FT)	MIN. REQUIRED LENGTH (FT)	EXPOSURE CATEGORY ADJUSTMENT	ROOF EAVE-TO-RIDGE HEIGHT ADJUSTMENT	WALL HEIGHT ADJUSTMENT	# OF BRACED WALL LINES	# OF BRACED WALL LINES ADJUSTMENT	HOLD-DOWN DEVICE ADJUSTMENT	REQUIRED LENGTH (FT)	PROVIDED LENGTH (FT)	CHECKED
A	28	4.30	1	1.09	0.90	2	1	1	4.30	22.00	PASS
B	10	2.00	1	1.09	0.90	2	1	1	2.00	7.50	PASS
C	18	3.20	1	1.09	0.90	2	1	1	3.20	12.00	PASS
1	37	5.55	1	1.09	0.90	2	1	1	5.55	21.50	PASS
2	13	2.45	1	1.09	0.90	2	1	1	2.45	7.5	PASS
3	24	3.90	1	1.09	0.90	2	1	1	3.90	21.00	PASS



ASH TREE ARCHITECTURE
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ASHRAF@ASHTREEARCH.COM
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Professional Certification:
I certify that these documents were prepared or approved by me, and I am a duly licensed architect under the laws of the State of Maryland, license number "10061", expiration date 01/08/2024.

NOTE DATE DESC.

PROJECT
MR. & MRS. DORSEY
HOME ADDITION

14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797

WIND BRACING FLOOR PLANS

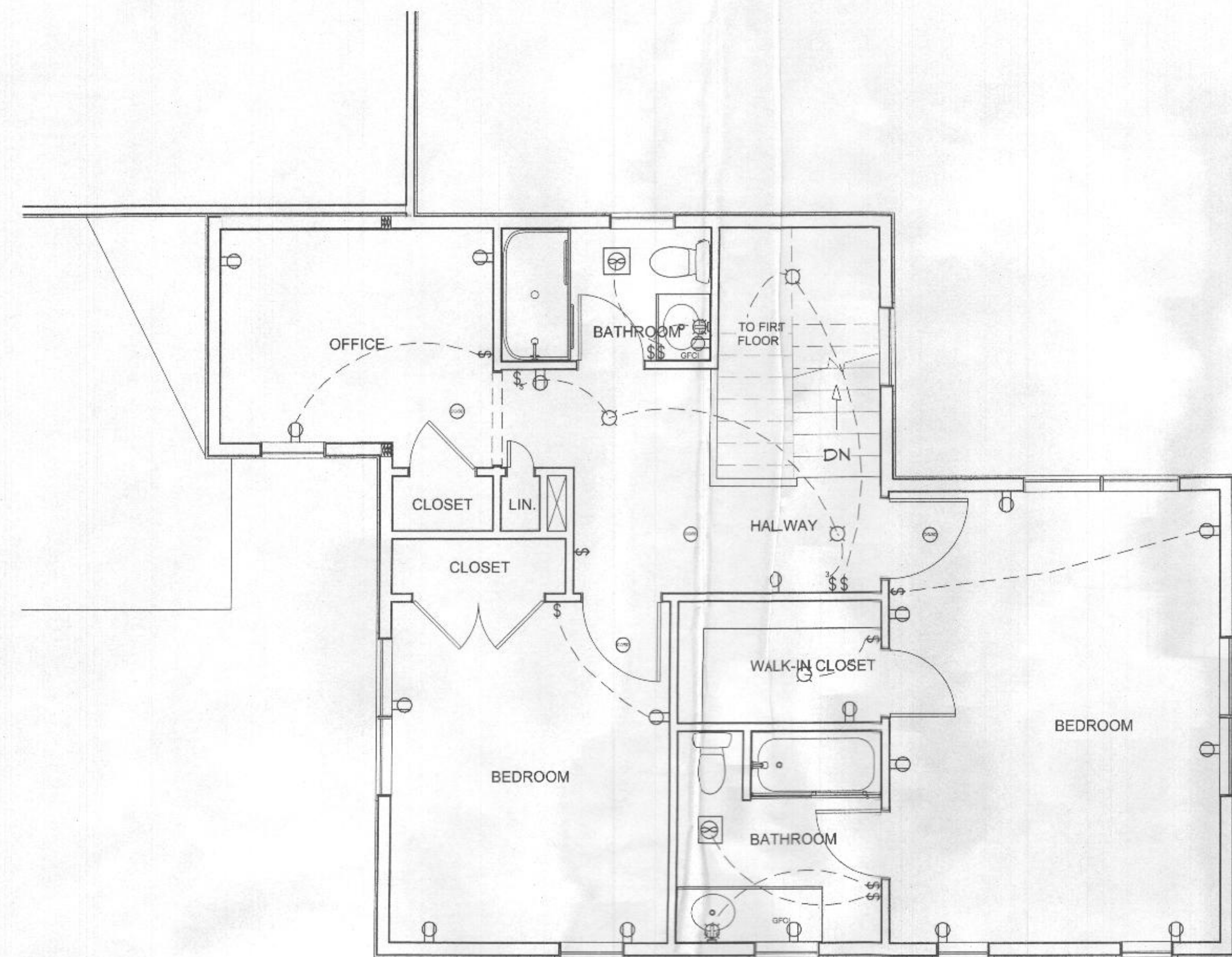
CLIENT/OWNER
MR. & MRS. DORSEY

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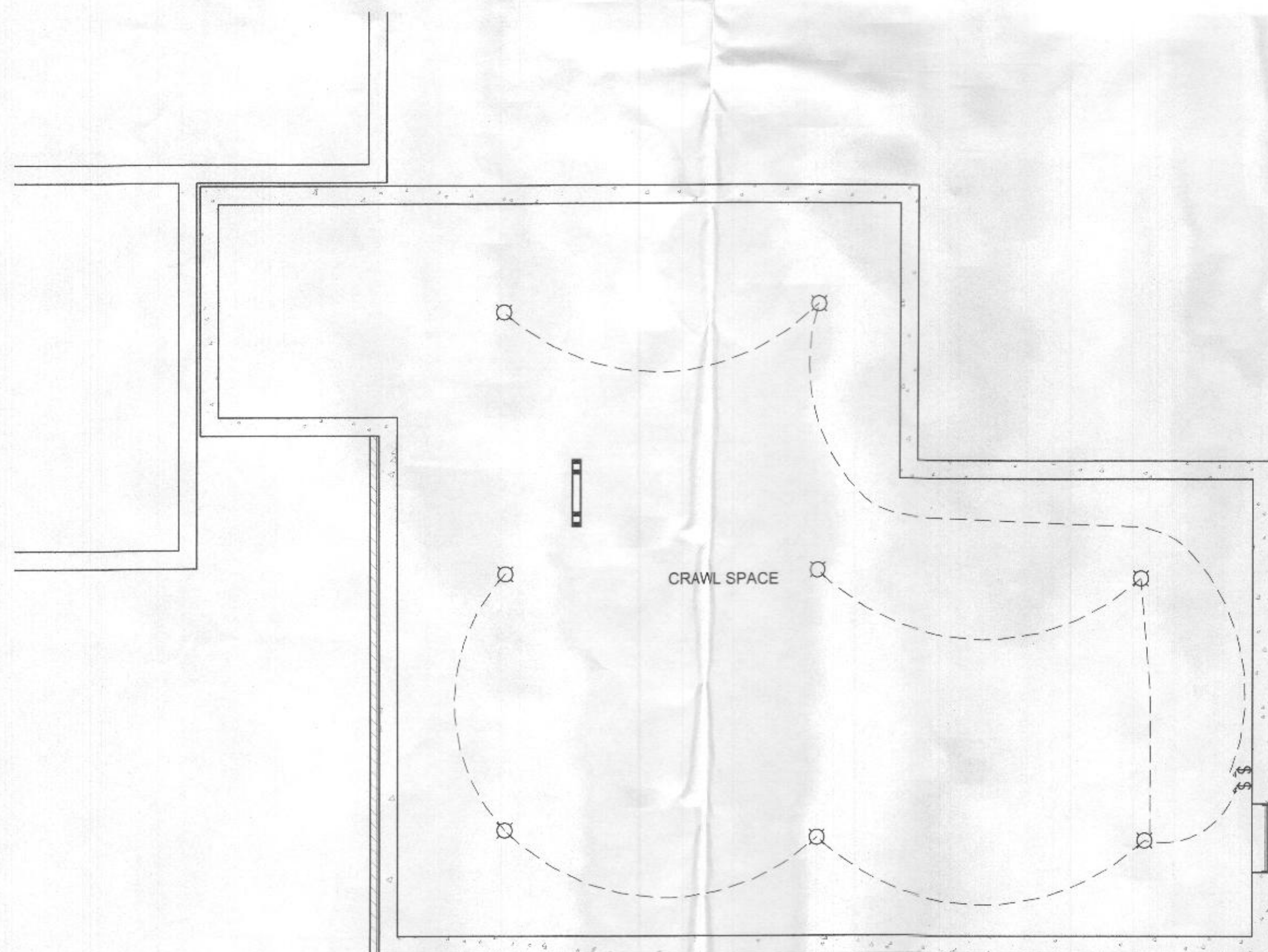
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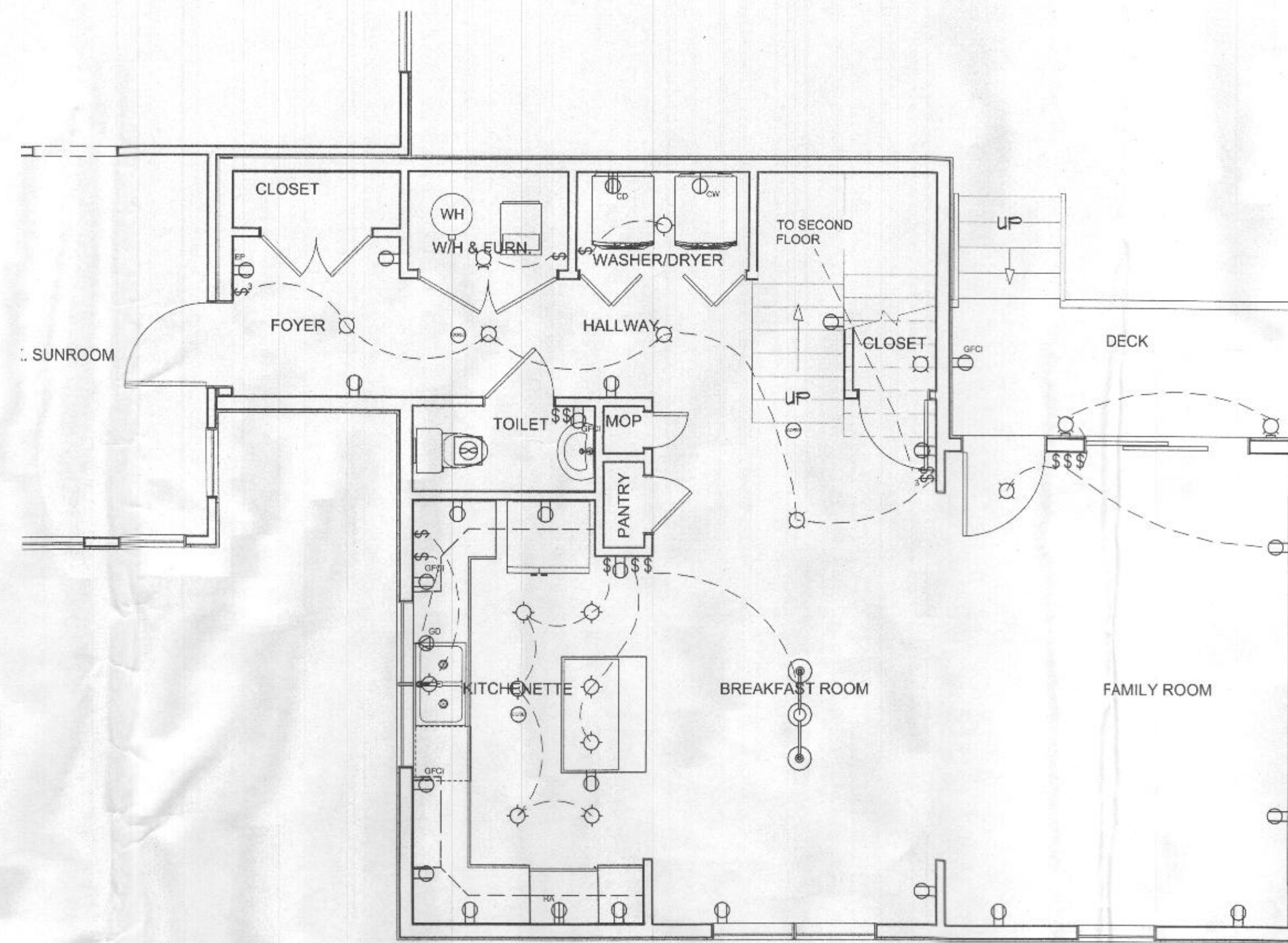
A-7
(7 OF 8 SHEETS)



SECOND FLOOR ELECTRICAL PLAN 3/16" = 1'-0"



BASEMENT ELECTRICAL PLAN 3/16" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN 3/16" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN W/ LIGHT
	110V CEILING LIGHT FIXTURE
	110V RECESSED LIGHT FIXTURE
	110V EAVE LIGHT FIXTURE
	110V CHANDELIER LIGHT FIXTURE
	110V WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED
	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	110V FLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	THERMOSTAT
	SMOKE DETECTOR
	EXHAUST FAN
	DOOR CHIME

ELECTRICAL PLAN NOTES BASED ON 2021-NEC:

1. ALL KITCHEN AND BATHROOM COUNTER RECEPTACLES TO BE GFCI PROTECTED.
2. ALL CLOSET LIGHTS TO BE ENCLOSED SURFACE MOUNT FIXTURES, 12" MIN. FROM STORAGE SPACE.
3. ALL RECEPTACLES TO BE GROUNDING TYPE, PER NEC.
4. SPECS, WIRING, INSTALLATIONS, ETC. TO COMPLY WITH NEC REGULATIONS.
5. SERVICE PANEL MAY BE LOCATED IN GARAGE.
6. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
7. ALL 120V GENERAL USE RECEPTACLES TO BE TAMPER RESISTANT UNLESS MOUNTED AT LEAST 66" ABOVE FLOOR, OR ARE PART OF A LISTED LIGHT FIXTURE OR APPLIANCE, OR WHERE CORD & PLUG APPLIANCE IN DEDICATED SPACE IS NOT EASILY MOVED FOR USE.
8. ALL EXTERIOR RECEPTACLES TO BE GFI, TAMPER RESISTANT AND LISTED FOR WET LOCATIONS.
9. COMBINATION TYPE AFCI BREAKERS ARE REQUIRED FOR ALL 120V CIRCUITS EXCEPT THOSE SERVING BATHROOMS, GARAGE, UNFINISHED BASEMENTS, AND OUTDOORS.
10. ALL ELECTRICAL BOXES SUPPORTING LIGHTING FIXTURES MUST BE RATED @ 50# AND IDENTIFIED ON THE BOX.
11. IF EQUIPPED, WHIRLPOOL RECEPTACLES MUST BE GFCI, TAMPER RESISTANT AND READILY ACCESSIBLE PER NEC 680.71
12. A CIRCUIT BREAKER LOCKING DEVICE SHALL BE PROVIDED TO LOCK THE APPLICABLE BREAKERS IN THEIR "OFF" POSITION. THIS APPLIES TO CIRCUIT BREAKERS WHICH SERVE AS THE DISCONNECT FOR ELECTRIC WATER HEATERS, ELECTRIC BASEBOARD HEATERS, AND ANY APPLIANCE RATED OVER 300 WATTS OR 1/8 HORSEPOWER, WHICH ARE NOT LOCATED WITHIN CLEAR SIGHT OF THEIR DISCONNECT
13. A RECEPTACLE OUTLET IS REQUIRED FOR PORCHES, BALCONIES OR DECKS WHICH ARE ACCESSIBLE FROM THE INSIDE OF THE DWELLING UNIT REGARDLESS OF THE SIZE OF THE PORCH, BALCONY OR DECK
14. 120V 15 OR 20 AMP RECEPTACLES LOCATED WITHIN 6' FROM ANY DWELLING UNIT SINK MUST BE GFCI PROTECTED.

FIXTURES LOCATIONS:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO MARK/VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

SMOKE DETECTORS NOTES:

1. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.



Professional Certification:
I certify that these documents were prepared or approved by me, and I am a duly licensed architect under the laws of the State of Maryland. License number: 16061, expiration date 07/06/2024.

NOTE DATE DESC.

PROJECT
MR. & MRS. DORSEY
HOME ADDITION
14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797
POWER & LIGHTING FLOOR PLANS

CLIENT/OWNER
MR. & MRS. DORSEY
14700 CARRIAGE MILL ROAD, WOODBINE, MD 21797

JOB NUMBER: 14-09
ISSUE DATE: 7/2/2022

DRAWING NUMBER

E-1

(8 OF 8 SHEETS)